

**Regular Meeting
Jasper Plan Commission
March 2, 2005**

President Tom Kiefer called the Regular Meeting of the Jasper Plan Commission to order at 8:00 p.m. Secretary Butch Schitter took roll call as follows:

Tom Kiefer, Pres.	-Present	Bernita Berger	-Absent
Rick Gunselman, V.P.	-Present	Norb Kreilein	-Absent
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Jim Schroeder	-Present	Patrick Lottes	-Present
Lloyd Martin	-Present	Chad Hurm, Eng.	-Present
Bob Wright	-Present	Dave Seger, Bld. Comm.	-Present
		Sandy Hemmerlein, Atty.	-Present

PLEDGE OF ALLEGIANCE

President Kiefer led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the February 2, 2005, Regular Meeting were reviewed. There were two corrections. Under Application of Haddad Properties Limited Partnership, it should also read, "Randy Mehringer made a motion to table the public hearing one more month. Secretary Schitter seconded it." Also, under Application of Michael J. and Kelly F. Land, it should also read, "Surveyor Ken Brosmer appeared on behalf of Mike and Kelly Land to request that the public hearing be tabled." Secretary Schitter made a motion to approve the minutes as corrected. Vice President Gunselman seconded it. Motion carried 9-0.

STATEMENT

President Kiefer read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Application of Haddad Properties Limited Partnership for secondary approval of a proposed plat of A Replat of Columbus Container Industrial Park, a subdivision in Jasper, Indiana and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Haddad Properties Limited Partnership to request secondary approval of a proposed plat of A Replat of Columbus Container Industrial Park. The proposed property is located east of Columbus Container Drive, south of County Road 100 S and west of U.S. Highway 231.

There was a name change on the plat of the six-lot subdivision. Robert Haddad owns Lot 1 and Mike Patel owns Lots 2 through 6.

With no other changes since primary approval was granted, Vice President Gunselman made a motion to close the public hearing. Lloyd Martin seconded it. Motion carried 9-0.

Vice President Gunselman made a motion to grant secondary approval of A Replat of Columbus Container Industrial Park, consisting of six lots. Bob Wright seconded it. Motion carried 9-0.

Application of Michael J. and Kelly F. Land for approval of a proposed plat of a Replat of Lot 2 in Hillside Acres II, a subdivision in Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer withdrew the request per phone conversation with Mike Land.

NEW BUSINESS

Application of Henry Herzog for approval of a proposed plat of Henry Herzog's First Addition to Bainbridge Township Dubois County, Indiana and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Henry Herzog to request primary approval of a two-lot subdivision, Henry Herzog's First Addition. The proposed property is located along the west side of Whoderville Road.

Mr. Brosmer stated that Dubois Water Utility, located on the west side of the road, would serve the proposed lots. An approval letter received from Dubois Water would allow the lot owners to tap into the existing water main. The City of Jasper would provide sewer, however, a letter of approval from the Wastewater Department must be on file.

Plans are to construct a single-family residence on each of the half-acre lots. The lots would front Whoderville Road. There are no covenants in the plat.

Dale Mays was present to inquire about the widening of the road. Mr. Mays owns property adjoining the proposed plat.

Mr. Brosmer explained that, as required, the road would be widened with two feet of pavement and a six-foot rock shoulder. The road widening would only include up to the end of the platted property.

After some discussion, Lloyd Martin made a motion to grant primary approval of a two-lot subdivision, Henry Herzog's First Addition. Jim Schroeder seconded it. Motion carried 9-0.

Application of Ack, Inc., and Bruce Speer for a rezoning from I-2 (Heavy Industrial District) to B-3 (Business District).

Surveyor Ken Brosmer was present on behalf of Ack., Inc., to request a rezoning of a piece of land next to some property rezoned at last month's meeting. The proposed property is located south of State Road 162 and east of Lube Way.

Mr. Brosmer said the Ackerman Commercial Park plat was changed, which incorporated a small piece of land not yet rezoned. The petitioners are requesting to rezone the .78-acre piece from I-2 (Heavy Industrial) to B-3 (Business District).

There were no remonstrators present. Secretary Schitter made a motion to close the public hearing. Lloyd Martin seconded it. Motion carried 9-0.

Vice President Gunselman made a motion recommending that the Common Council rezone .78 of an acre in Ackerman Commercial Park, located south of State Road 162 and east of Lube Way, from I-2 (Heavy Industrial) to B-3 (Business District). City Engineer Hurm seconded it. Motion carried 9-0.

The Common Council will hold a public hearing at 6:40 p.m. on Wednesday, March 23, 2005, for final approval of the rezoning.

PUBLIC BUSINESS

Ackerman Commercial Park - Change of Covenants.

Mike Ackerman was present to request a change in the covenants of Commercial Ackerman Park. The property is located south of State Road 162 and east of Lube Way.

Mr. Ackerman explained that the initial plat had double-fronting lots along State Road 162 and U.S. 231. Restrictive covenants were added to the plat to require buildings to front the highway for aesthetic purposes. When the plat was reconfigured to two larger rectangular lots, Lot 1A is no longer double-fronting the highway. Mr. Ackerman requested a change in the plat to reflect this. (See attached.)

Secretary Schitter made a motion to grant approval to change the covenant for both Ackerman Commercial Park and A Replat of Ackerman Commercial Park, located south of State Road 162. Bob Wright seconded it. Motion carried 9-0.

With no other business at hand, Jim Schroeder made a motion to adjourn the meeting, seconded by City Engineer Hurm. Motion carried 9-0, and the meeting was adjourned at 8:40 p.m.

Tom Kiefer, President

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary